

City Council Introduction: **Monday**, November 4, 2002

City Council Public Hearing: **Monday**, November 18, 2002, at **1:30 p.m.**

Bill No. 02R-271

County Board Public Hearing: **Tuesday**, November 26, 2002, at **1:30 p.m.**

## **FACTSHEET**

**TITLE:** **COMPREHENSIVE PLAN AMENDMENT NO. 02003**, requested by the Director of Planning at the request of the Director of Parks and Recreation, to amend the ***“Future Conditions: Parks, Recreation and Open Space”*** section of the 2025 Lincoln-Lancaster County Comprehensive Plan to correct the text regarding the description of neighborhood parks relating to the number of acres comprising a typical neighborhood park site.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/16/02  
Administrative Action: 10/16/02

**RECOMMENDATION:** **Approval** (9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting ‘yes’).

**STAFF RECOMMENDATION:** **Approval.**

### **FINDINGS OF FACT:**

1. The staff recommendation to **approve** this comprehensive plan amendment request is based upon the “Status/Description” and “Comprehensive Plan Implications” as set forth in the staff report on p.2-3, concluding that the proposed correction brings the typical number of acres for a neighborhood park in keeping with the city standard of 8 to 12 acres per neighborhood park.
2. The testimony of Lynn Johnson, Director of Parks & Recreation, is found on p.4.
3. There was no testimony in opposition.
4. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend **approval**. (See Minutes, p.4).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** October 29, 2002

**REVIEWED BY:** \_\_\_\_\_

**DATE:** October 29, 2002

**REFERENCE NUMBER:** FS\CC\2002\CPA.02003

W44U

**P.A.S.:**Comprehensive Plan Amendment #02003      **DATE:** October 4, 2002

Applicant	Proposal
Director of Planning at the request of Lynn Johnson, Director of Parks and Recreation Department	Amend the "Future Conditions: Parks, Recreation and Open Space" section of the plan to correct the text regarding the description of neighborhood parks relating to the number of acres comprising a typical neighborhood park site.
<p><b>Recommendation: Approval</b></p> <p>The proposed correction brings the typical number of acres for a neighborhood park in keeping with city standard of 8 to 12 acres per neighborhood park.</p>	

Status/Description

The Parks and Recreation Department notes the following:

“The discussion of Neighborhood Parks within the Parks, Recreation and Open Space chapter of the City-County Comprehensive Plan establishes a level of service standard of two acres of neighborhood park land per 1,000 residents. A service area radius is established of approximately ½ mile in the urban area, or one neighborhood park per square mile. It is my understanding that the Plan anticipates urban densities of approximately 4,500 residents per square mile. Therefore, a neighborhood park of nine acres would be necessary to provide open space and recreation facilities to residents of a ‘typical’ square mile of residential development within the urban area.”

In the adoption of the 2025 Comprehensive Plan in May 2002, the parks section in error stated that neighborhood parks would be five to six acres in size. Typically neighborhood parks have averaged near 10 acres with the Parks and Recreation Department goal being to obtain 8 to 12 acres per square mile in newly developing residential areas.

In new areas, the Comprehensive Plan assumes that the typical residential density of 3 dwelling units per acre will be continued. In a square mile of 640 acres, this means approximately 1,920 dwelling units will be built. The Lincoln city wide average is 2.4 persons per household (Page E 8 of the Plan). Thus, there would be approximately 4,600 persons per square mile. (Note: the overall population density of the entire city is approximately 3,000 persons per square mile – which is the result of dividing the population over a larger area, which includes uses not found in a typical neighborhood such as the airport or university.)

### Comprehensive Plan Implications

The Comprehensive Plan section on neighborhood parks currently states:

### “Neighborhood Parks: Description

Sites of approximately five to six acres, centrally located within areas of residential development. Typical

activity areas include playground equipment, open lawn area for informal games and activities, play court with a single basketball goal for informal games, seating, and walking paths.

#### Service Standard

Two acres of neighborhood parkland per 1,000 residents.

#### Service Area

Approximately ½ mile radius in the urban area; neighborhood parks are anticipated to generally be located within the center of each mile section.” (page F 136)

Individual neighborhood parks may vary in size depending on topography and the ability of the City at the time to acquire sufficient land. Examples of neighborhood parks in newer areas include:

Coddington & West A Park, 9.7 acres

Country View Park, 9 acres

Edenton South Park, 3 acres

Phares Park, 6.5 acres

Trendwood Park, 19.7 acres

Colonial Hills Park, 18 acres

Cripple Creek Park, 6.3 acres

Highlands Park, 10.9 acres

Porter Park, 12 acres

Williamsburg Park, 10.6 acres

The Parks and Recreation Advisory Board recommends approval of this amendment.

#### Conclusion

The correction to Plan is appropriate so that new areas are provided with neighborhood parks similar to other areas of the community. The service standard of 2 acres per 1,000 persons would mean that an area with approximately 4,600 persons should have at least 9 neighborhood park acres. The actual park size should be in this range, given that each park will vary in size due to topography and factors within the subdivision.

Amend the Comprehensive Plan as follows:

1. On page the Parks, Recreation and Open Space section, page F 136 on Neighborhood Parks as follows:

“Neighborhood Parks: Description

Sites of approximately ~~five to six~~ eight to twelve acres, centrally located within areas of residential development. Typical activity areas include playground equipment, open lawn area for informal games and activities, play court with a single basketball goal for informal games, seating, and walking paths.”

Prepared by

Stephen Henrichsen, AICP  
Planning Department

# COMPREHENSIVE PLAN AMENDMENT NO. 02003

## **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Approval.

### Proponents

1. **Lynn Johnson, Director of Parks and Recreation**, explained that the intent of this amendment is to make the description of neighborhood parks consistent with the standard that has been established. Right now, we have slightly over two acres of neighborhood park land per thousand. As part of the comprehensive planning process, we stated that it is the intent to essentially maintain that standard. As we acquire and develop new neighborhood parks in the future, the intent would be to maintain about a 2-acre standard per thousand. When we originally prepared this, we based it on the net density within the city, which is about 3,000 residents per square mile. The Comprehensive Plan anticipates densities in the future of about 4,500 population per square mile. When you multiply 2 acres per 1,000 by 4,500 people, you end up with about a 9-acre park per square mile of residential development. We have requested this amendment so that the description and the level of service standard that is established would be consistent. We are recommending to change the average size of a neighborhood park from 5-6 acres to 8-12 acres.

There was no testimony in opposition.

Public hearing was closed.

## **COMPREHENSIVE PLAN AMENDMENT NO. 02003**

### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 16, 2002

Duvall moved approval, seconded by Carlson and carried 9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes'.

# Memorandum

October 1, 2002

TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation *Lynn Johnson*

RE: Comprehensive Plan Amendment regarding Description of Typical Neighborhood Park

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The purpose of this memo is to request consideration of an amendment to the description contained with the City-County Comprehensive Plan of a typical neighborhood park.

The discussion of Neighborhood Parks within the Parks, Recreation and Open Space chapter of the City-County Comprehensive Plan establishes a level of service standard of two acres of neighborhood parkland per 1,000 residents. A service area radius is established of approximately ½ mile in the urban area, or one neighborhood park per square mile. It is my understanding that the Plan anticipates urban densities of approximately 4,500 residents per square mile. Therefore, a neighborhood park of nine acres would be necessary to provide open space and outdoor recreation facilities to residents of a "typical" square mile of residential development within the urban area. Therefore, it is suggested that the description of neighborhood parks be amended as follows:

Sites of approximately ~~five to six~~ **eight to twelve** acres, centrally located within areas of residential development. Typical activity areas include playground equipment, open lawn area for informal games and activities, play court with a single basketball goal for informal games, seating, and walking paths.